

# Streetscape Project Update to BOF

Greg Dembowski

April 13, 2016

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# Brookfield Town Center District Revitalization Master Plan - Sources and Uses of Funds

April 13, 2016 Update

A	B	C	D	E	F	G	H
	Funding Uses		Funding Sources				Gap
	Cost	2014 STEAP	2015 LoTCIP	2015 STEAP	2016 STEAP	2016 LoCIP	
	Estimates	(Approved)	(Approved)	None	(Approved)	(Applying)	
Streetscape Master Plan							
a. Phase I: Rt 202/25 Intersection, Roadway, Walkway							
Construction Cost							
i. East of Still River Bridge (Craft Center)	\$ 140,000	\$ -	\$ -	\$ -	\$ 104,221	\$ -	\$ 35,779
ii. Everything West of Still River Bridge	\$ 1,685,000	\$ 328,225	\$ 770,998	\$ -	\$ 395,779	\$ 95,000	\$ 94,998
iii. Relocate Utility Poles	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000
iv. Construction Contingency (5%)	\$ 91,000	\$ 50,000	\$ 2,502	\$ -	\$ -	\$ -	\$ 38,498
Other Costs							
i. Underground Tank Removal (2012)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
ii. Fitzgerald & Halliday Study	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -
iii. Eng, Drawings, Permitting, Proj Mgmt	\$ 305,000	\$ 127,775	\$ -	\$ -	\$ -	\$ -	\$ 177,225
iv. ROW Acquisition, Appraisal and Title Search	\$ 24,500	\$ -	\$ 24,500	\$ -	\$ -	\$ -	\$ -
v. Full Time Field Inspector, 3rd Party Plan Review	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
vi. Streetscape Assistance (Dakota Partners)	\$ 106,000	\$ 106,000	\$ -	\$ -	\$ -	\$ -	\$ -
vii. Town of Brookfield Public Area Amenities	\$ 103,000	\$ 103,000	\$ -	\$ -	\$ -	\$ -	\$ -
viii. Detailed Underground Utility Cost Study	\$ 281,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281,000
d	\$ 3,165,500	\$ 790,000	\$ 798,000	\$ -	\$ 500,000	\$ 95,000	\$ 982,500
b. Phase II: Additional Walkway and Amenities							
i. 2 Acre Gift Parcel @ 19 Station Rd Amenities	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
ii. Engineering & Construction Phase II docs	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
iii. North of Intersection Approach on RT 202	\$ 392,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,000
iv. South of Intersection Approach on RT 202	\$ 319,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,000
v. West of Intersection Approach on Station Rd	\$ 293,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293,000
Phase II Total	\$ 1,204,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,204,000
Phases I and II Total	\$ 4,369,500	\$ 790,000	\$ 798,000	\$ -	\$ 500,000	\$ 95,000	\$ 2,186,500
Other Future Costs (Phase III)							
a. Land Purchase I	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
b. Land Purchase II	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,000
c. Environmental Studies	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
d. Environmental Remediation (unknown)	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Grand Total - Four Corners Revitalization Plan	\$ 5,944,500	\$ 790,000	\$ 798,000	\$ -	\$ 500,000	\$ 95,000	\$ 3,761,500

## Notes

1. 2014 STEAP Grant includes \$250,000 Town match.
2. 2016 LoCIP Grant is an entitlement. Awards approved w/i 45 days of application. Sharing with BOE.
3. Applied for \$1.2 million Responsible Growth and Transit Oriented Development Grant (Phase II)
4. Applied for Connectivity Grant - provide crosswalk from Greenway Trail to Streetscape Bike Path
5. Eversource (\$196,000), Borings (\$25,000), A-2 Surveys (\$20,000), rescoped eng., bid package & specs (\$40,000). DECD approved sources from STEAP.

Stephen Dunn  
First Selectman Brookfield  
100 Pocono Rd  
Brookfield, CT 06804

Re: Brookfield Undergrounding

Dear Selectman Dunn,

I have received your request for an estimate to relocate the area in the four corners of Brookfield approximately 1200' south and 1200' north on Federal Rd. A preliminary, non-binding estimate of the reimbursement that you will be required to pay to Eversource Energy is \$1,964,000. This estimate is based on standard estimating units and may vary significantly from a detailed estimate. A detailed engineering estimate will be prepared and will be started upon receipt of a written request and a non-refundable upfront payment of \$196,000 which is equal to ten percent of the preliminary estimate. This amount will be applied to the total project reimbursement to Eversource Energy if the project is completed.

The following is included in the estimate:

- Approximately 1,700' 500kcmil Aerial Cable
- Approximately 2,400' 1000kcmil Copper Underground Cable
- Approximately 1,200' of 1000kcmil Aluminum Underground Cable
- Approximately 400' of 500kcmil Copper Underground Cable
- 2 Automatic Transfer PMH-9 Switches
- Approximately 5,000' 4/OA Underground Cable
- Approximately 15 Three Phase Transformers
- Approximately 15 Single Phase Transformers
- 5 Three Phase Risers
- Approximately 60 (100') Secondary Service Runs
- 5 Sets of overhead disconnect switches
- Removal of all overhead facilities
- Traffic Control
- Switching

The high level estimate does not include the following which would be additional expenses to be incurred by the customer:

- ~~3,000' 12 Position Duct Bank Concrete Encased~~
- Approximately 6 8X14 Manholes
- All trenching and repairs
- Overhead to underground services
- All conduit purchases and installations including 12 position duct bank on Federal Rd.
- Overtime work for planned outages and cutovers
- Street Lighting
- Easement Requirements

The terms of this proposal will remain firm until (90 days from now). After that date this agreement may, at the option of the Company, be reconfirmed in writing by the Company if you so request, or may be re-estimated reflecting any new costs or policy changes.

Please contact me if you have any questions or concerns.

Very truly yours,

Edward M. Cannucciari

Edward Cannucciari  
Distribution Engineering Manager  
Eversource Energy Co.

Please acknowledge receipt of this preliminary estimate by signing the original copy and returning it to me. Retain the second copy for your files.

ACCEPTED BY SPQ CD

TITLE FIRST SELECTMAN

DATE 3/29/16



## TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

March 29, 2016

Nasib Najjar  
Eversource Energy  
20 Barnabas Road  
Newtown, CT 06470

SUBJECT: Underground Utilities Detailed Cost Estimate at Brookfield Four Corners

Dear Mr. Najjar,

Attached is a signed copy of the Eversource contract for the subject project and the non-refundable payment of \$196,000.

The Town requests your detailed cost estimate include the following:

1. Elimination of all overhead utility poles on Route 202 starting at the utility pole approximately 1,340 feet south of the intersection (at the cell tower) and going north approximately 1,370 feet (middle of 874 Federal Road). The Town understands that the underground work may start on Station Road because this is the main feed into the Route 202 intersection.
2. Because the Town may decide to do this project in 2 phases, we request 2 estimates – 1 estimate as described above and the 2<sup>nd</sup> estimate as if the project would be completed in 2 phases (phase 1 would include the entire intersection and everything south, and phase 2 would be everything north of the intersection).
3. A schedule of work and estimated lead times to complete the above, assuming we start construction on June 1, 2017.

In an effort to help Eversource and the Town get the highest quality cost estimate for this project, the following work has been done.

1. The Town has received copies of as-built plans from the two most recent underground utility projects along this stretch of Route 202 – the sewer line in 1994 and the water line in 2009. The Town does know of 5 underground utilities on both sides of Route 202 and many utility crossings from the mains to properties on the opposite side. The Town would like to know of any and all options to run your utility bundle so that we are comfortable that the lowest cost option is pursued. It appears from the as-built plans that the best location, assuming the bundle must be run along Route 202, is down the center line of Route 202.
2. The Town has T-2 surveys for many of the adjacent properties but would like to know from Eversource as soon as possible for which properties A-2 surveys will be required so that we can start that work.

3. The Town has reviewed the results from 16 subsurface soil investigations around the intersection that were completed in 2000 and has contracted with CCA for additional borings along the entire length of this project scope. The results from this additional work will be available in about 3 months. The year 2000 boring results did show "bedrock refusal" as high as 4' 5" below grade, ground water as high as 4' and comments about petroleum odors. Since those results were reported, there has been some remediation work and groundwater testing results have shown acceptable levels of water quality. In addition the Town has been told that DEEP approval has been granted for at least 2 projects on Route 202 from private property owners.

Please continue to work with Greg Dembowski, Project Manager, on this project. I know you two have met, and have also talked to and met with Chuck Burnham, Robert Roncarti and Walter Moskaluk about cost and scope.

Your prompt attention to our request for your detailed cost estimate is greatly appreciated.

Sincerely,



Stephen C. Dunn

Brookfield First Selectman

Cc: Chuck Burnham, Community Relations Specialist  
Edward Cannuccuari, Distribution Engineering Manager

## Recent Work to Understand Variables Impacting Cost Estimate

### Issue #1: Quality of soil under Route 202

Reviewed boring results from 2006

16 borings at intersection

Ledge ranges from 4.5' - 18'

Ground water starts at 5'

A couple "strong petroleum odor" comments

12" concrete just below the asphalt.

Mitigation:

1. Contracted for additional testing along entire length. Results in 3 months.
2. Reviewing "CT Dept of Energy & Environmental Protection Guidance for Utility Company Excavation".

### Issue #2: Existing underground utilities

Reviewed as-built drawings from 2009 (water main) and 1994 (sewer)

ID'ed all underground lines, they are on both sides of the road

Gas, Potable Water, Telephone (partial), Sewer, Storm Water, "traffic loops"  
and a very old 2" water line (still in service!)

### Issue #3: Locating 30 ft x 30 ft concrete pad for electrical switch gear

Four (4) possible property locations. Discussions started.

The closer to the intersection, the lower the cost.

## Streetscape Project Schedule, Phase I - with Underground Utilities

### BEST CASE (OPTIMISTIC) SCENERIO

#### KEY MILESTONES TO FINISH BEFORE THE WINTER OF 2017

2016	Eversource 10% downpayment	4/8/2016
	A-2 survey at selected properties	May
	Borings report issued	June
	DOT Traffic Dept approves plan	June
	Eversource estimate delivered	June
	Site walk through w/ all 4 utilities and contractors	July
	Total cost estimate is delivered to Town	August
	Cost Estimate presented to BOS/BOF	September
	Town-wide referendum	October
	Property owners notified of utility service change	November
	3rd Party Plan Review	November
	ROW acquisition starts	November
	Property owners sign-off on project	December
	Bid Package Submitted to DECD for Approval	December
2017	Project Advertized	January
	Bidders Pre-Qualified	February
	Bidder Selected	March
	Start Construction	May
	Project Completion	November